



Planning Commission

June 3, 2015

Item #: 4.2

PUBLIC HEARING – Amending the General Plan by changing the land use designation from Low Density Residential (LDR) to Community Commercial (CC) and amending Article 22-5-3(A) of the Orem City Code and the zoning map of Orem City by changing the zone from R8-ASH to C2 on approximately 0.93 acres located generally at 1890 North 800 West.

Applicant: Adam Lambert w/ Rimrock Construction

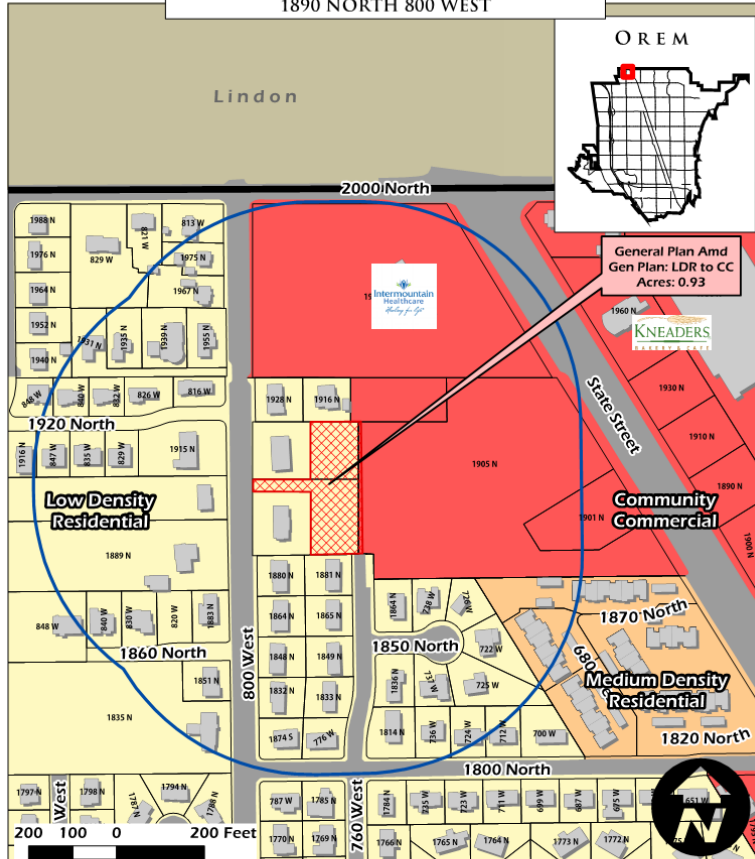
Background Information

- Applicant is proposing a General Plan and Zoning change.
 - General Plan from LDR to CC
 - Zone change from R8 to C2
- Changes are for a proposed Assisted Living facility on the property
 - Required additional access to 800 West
- Other past applications on the site include:
 - 2005 – Northtown Village (similar to Midtown Village)
 - 2008 – PC approved Assisted Living facility with commercial building (never built)
 - 2012 – High density housing project (denied by CC)

General Plan Change

OREM ASSISTED LIVING

1890 NORTH 800 WEST



OREM

London

2000 North

General Plan Amd
Gen Plan: LDR to CC
Acres: 0.93

KNEADERS
BREAD & BUTTER

State Street

Community
Commercial

Medium Density
Residential



◆ Orem Assisted Living General Plan Amd:
LDR to CC; 0.93 Acres

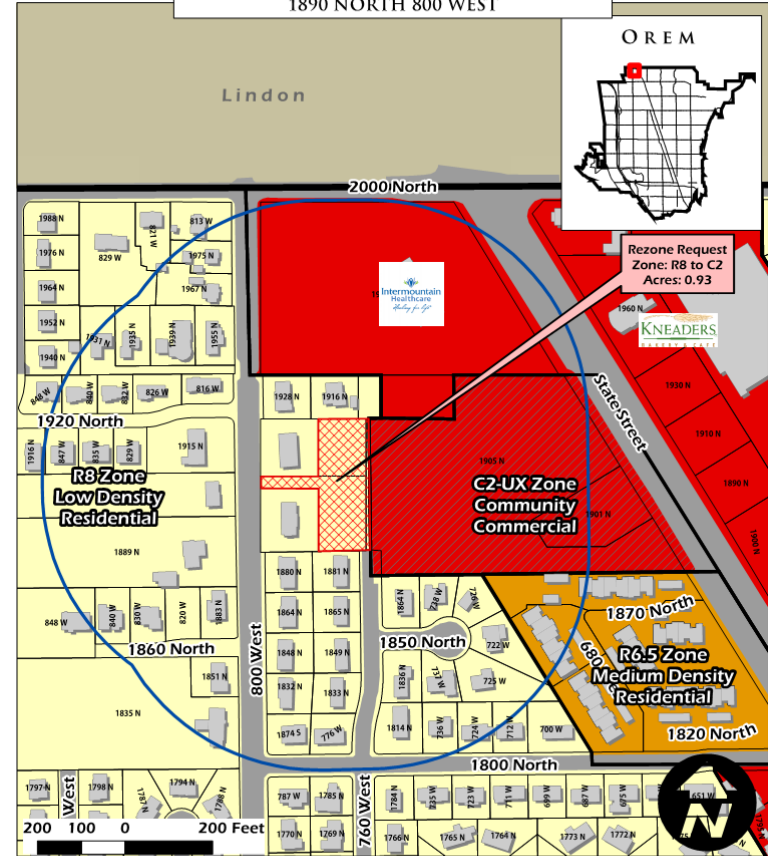
NIA CONTACT:
Aspen Neighborhood
Gary and Oleah Peay

Legend
Buildings
Parcels

Proposed Rezone

OREM ASSISTED LIVING

1890 NORTH 800 WEST



OREM

London

2000 North

Rezone Request
Zone: R8 to C2
Acres: 0.93

KNEADERS
BREAD & BUTTER

State Street

C2-UX Zone
Community
Commercial

R6.5 Zone
Medium Density
Residential



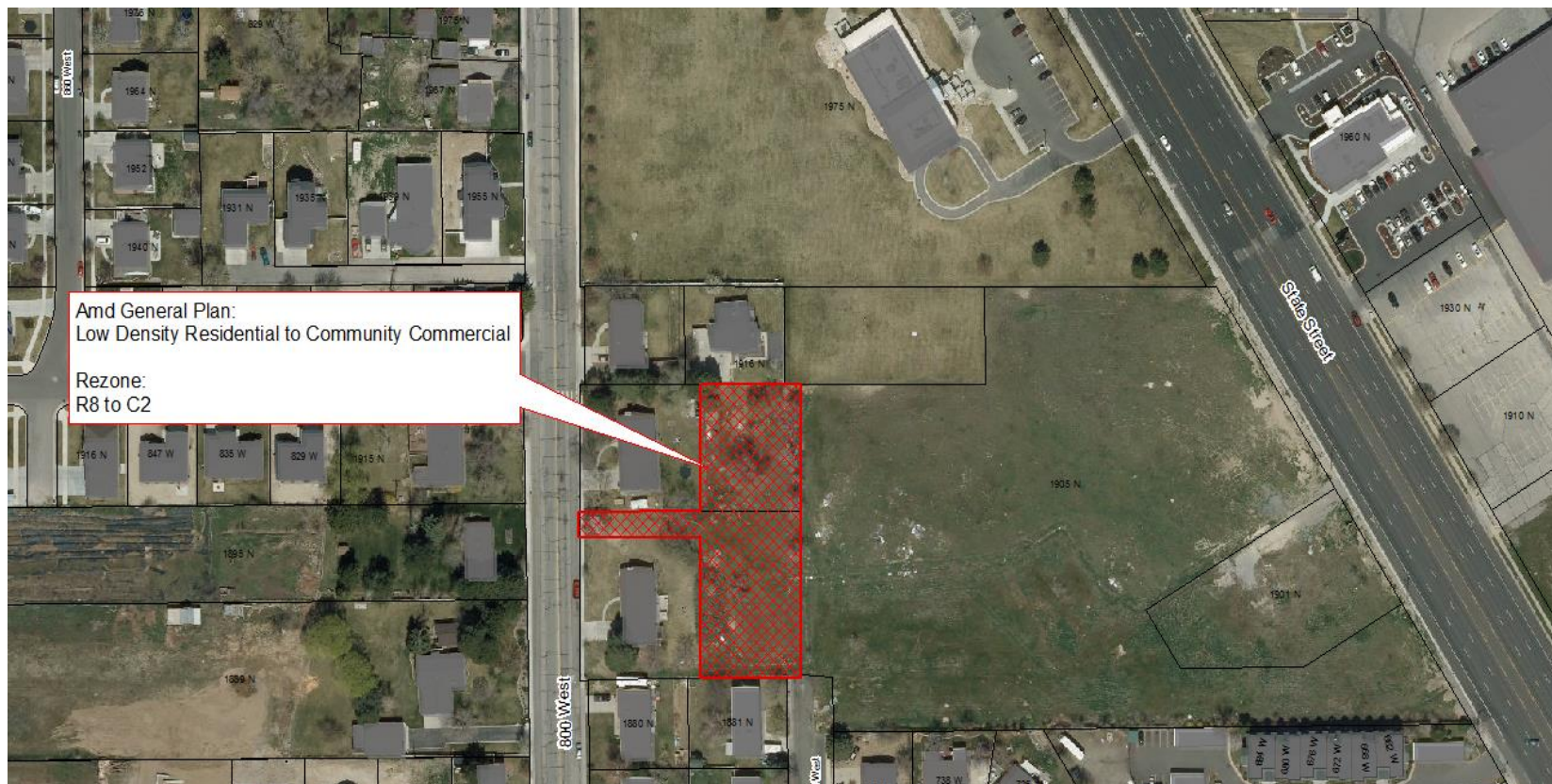
◆ Orem Assisted Living Rezone Request:
R8 to C2; 0.93 Acres

NIA CONTACT:
Aspen Neighborhood
Gary and Oleah Peay

Legend
Buildings
Parcels



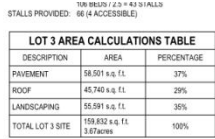
Aerial View



Site Photos



Area to be rezoned to C2



Advantages of the proposal:

- The property is directly adjacent to the C2 zone and it makes sense to incorporate the property into the commercial (C2) zone;
- Allows for the development of a long standing vacant property along State Street;
- Increases the amount of services available to Orem residents;
- Provides an additional access with a vehicular and pedestrian access to 800 West

Disadvantages of the proposal:

- The proposed project will increase commercial access and traffic onto 800 West.